104.0	0007	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	696,400 / 696,400
					USE VALUE:	696,400 / 696,400
					ASSESSED:	696,400 / 696,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
191		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KARAMIANS VARJAN B--ETAL
Owner 2:	KARAMIANS CAROLINE B
Owner 3:	
Street 1:	191 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,600 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 1895 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6600.000	263,800		432,600	696,400
Total Card	0.152	263,800		432,600	696,400
Total Parcel	0.152	263,800		432,600	696,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.53 | /Parcel: 367.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 67233

GIS Ref

GIS Ref

Insp Date 09/27/18

!8300!

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	263,800	0	6,600.	432,600	696,400	696,400	Year End Roll	12/18/2019
2019	101	FV	218,500	0	6,600.	438,800	657,300	657,300	Year End Roll	1/3/2019
2018	101	FV	218,500	0	6,600.	327,500	546,000	546,000	Year End Roll	12/20/2017
2017	101	FV	218,500	0	6,600.	296,600	515,100	515,100	Year End Roll	1/3/2017
2016	101	FV	218,500	0	6,600.	284,300	502,800	502,800	Year End	1/4/2016
2015	101	FV	204,800	0	6,600.	241,000	445,800	445,800	Year End Roll	12/11/2014
2014	101	FV	204,800	0	6,600.	228,700	433,500	433,500	Year End Roll	12/16/2013
2013	101	FV	204,800	0	6,600.	217,500	422,300	422,300		12/13/2012

PRINT

Date	Time
12/10/20	22:52:45

LAST REV

Date	Time
10/05/18	12:44:55

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8300

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15479-4		3/1/1984		95,000	No	No		N

USER DEFINED

Prior Id # 1:	67233
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/4/1992	629		18,500					14X14 ADD+16X17 WD

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	MEAS&NOTICE	BS	Barbara S
3/30/2009	Meas/Inspect	163	PATRIOT
10/22/1999	Meas/Inspect	264	PATRIOT
8/30/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6600		Sq. Ft.	Site		0	70.	0.94	5									432,598						432,600	

Total AC/HA: 0.15152 | Total SF/SM: 6600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,598 | Spl Credit | Total: 432,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.20414817
Const Adj.:	0.99989998
Adj $ / SQ:	126.423
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358455
Depreciation:	94632
Depreciated Total:	263823

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

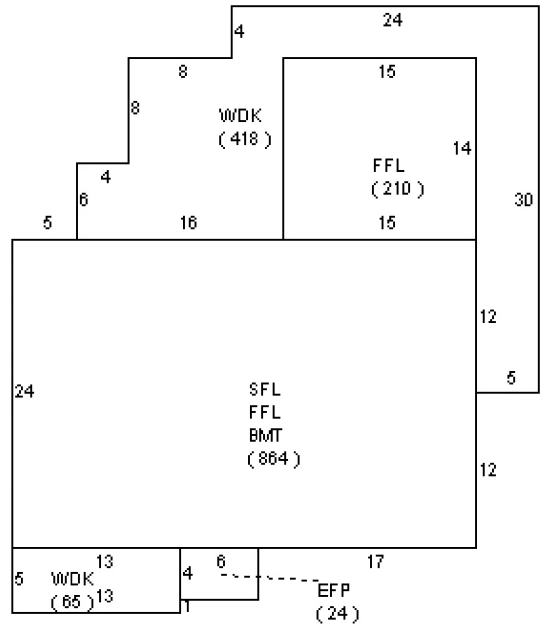
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	126.42
Special Features:	0	Val/Su Net:	80.77
Final Total:	263800	Val/Su SzAd	139.22

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,074	126.420	135,778
BMT	Basement	864	37.930	32,769
SFL	Second Floor	821	126.420	103,768
WDK	Deck	483	8.070	3,898
EFP	Enclos Porch	24	72.590	1,742

Net Sketched Area:	3,266			Total:	277,955
Size Ad	1894.7999	Gross Are	3309	FinArea	1895

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

104.0-0007-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc